



The Brooklands Horfield, Bristol

Our stunning new development of 1, 2, 3 and 4 bedroom homes are situated in the area of Horfield, North Bristol.

Welcome to The Brooklands, our fabulous new development in Horfield, North Bristol!

Situated in this charming suburb with a rich history dating back to Anglo-Saxon times and boasting Cary Grant as one of its previous residents! Today, Horfield is a vibrant community with a perfect mix of history, green spaces and modern conveniences.

Just a short 15-minute stroll away is Gloucester Road, a bustling street packed with independent shops, quirky boutiques, cosy cafes, and trendy bars. Not to mention the close proximity to local supermarkets.

Come and experience the best of both worlds in Horfield, where history meets modern living.

The Brooklands

Horfield, Bristol BS7 9SH | 01722 054 359

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HOMES

The Brooklands

Horfield, Bristol

Development layout



4 bedroom home

- The Wagtail

3 bedroom home

- The Jackdaw
- The Peregrine

Apartments

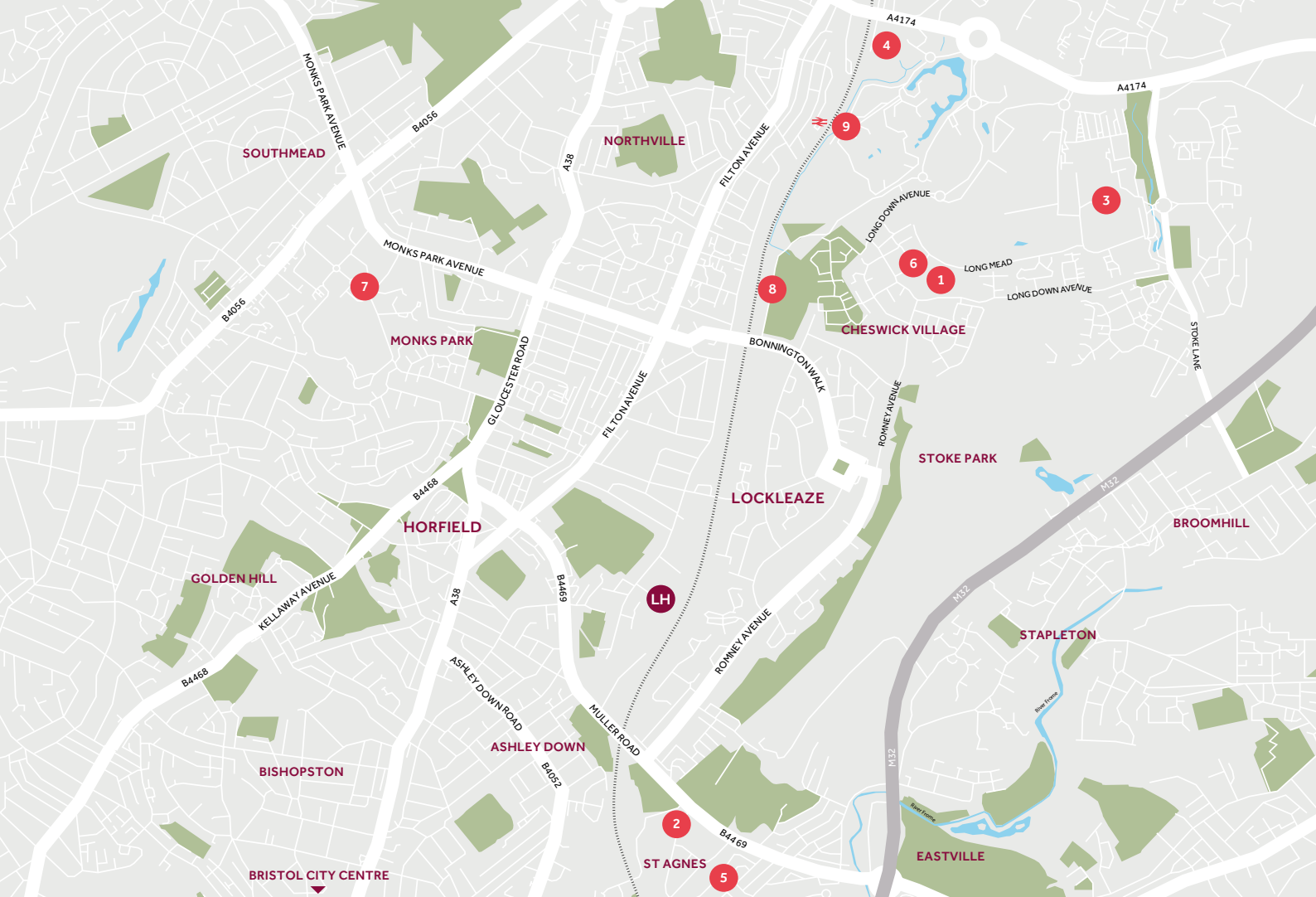
- 1 & 2 bedroom apartments

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes
- 1 & 2 bedroom apartments

CR	cycle rack	SS	sub station
CS	cycle store	BCP	bin collection point

The site plan which can be found on this page, has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

1

Walls court Farm
BS16 1GE

4

Abbeywood Retail Park
BS34 7JL

7

Southmead Hospital
BS10 5NB

2

Fairfield High School
BS7 9NL

5

Eastgate Retail Park
BS5 6XU

8

Lockleaze Sports Centre
BS7 9XF

3

UWE
BS16 1QY

6

Co-op
BS16 1GU

9

Filton Abbey Wood Train Station
BS34 7LJ

Cover photograph of A traditional Bristolian scene of hot air balloons floating over the city as seen from Purdown. Not view from the development.

When you have finished with this leaflet please recycle it.

Linden Homes, Vistry Bristol
The Jacobs Building, Berkeley Place, Clifton,
Bristol BS8 1EH T. 01722 638 969

Produced by House Marketing 205921

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The Jackdaw

3 bedroom home

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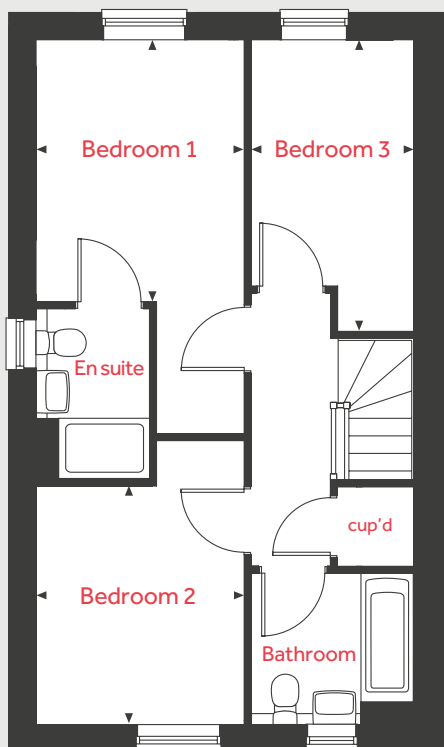
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The Jackdaw

3 bedroom home

Homes 1, 2, 4, 5, 6, 7, 139 & 140

First Floor



Ground Floor

Kitchen / Dining room

3.82m x 4.99m 12'6" x 16'4"

Living room

2.92m x 3.57m 9'7" x 11'9"

First Floor

Bedroom 1

2.75m x 3.46m 9'0" x 11'4"

Bedroom 2

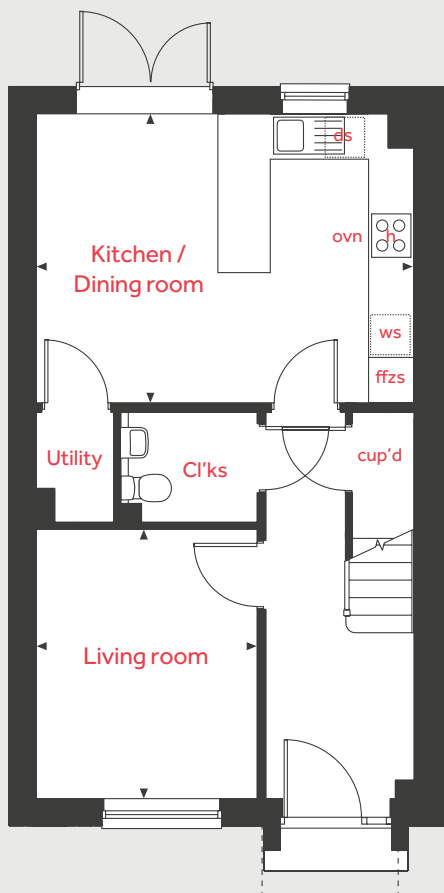
2.75m x 3.15m 9'0" x 10'4"

Bedroom 3

2.14m x 3.85m 7'0" x 12'8"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground Floor



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The Peregrine

3 bedroom home

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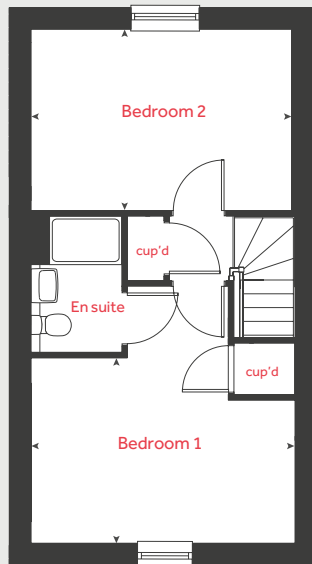
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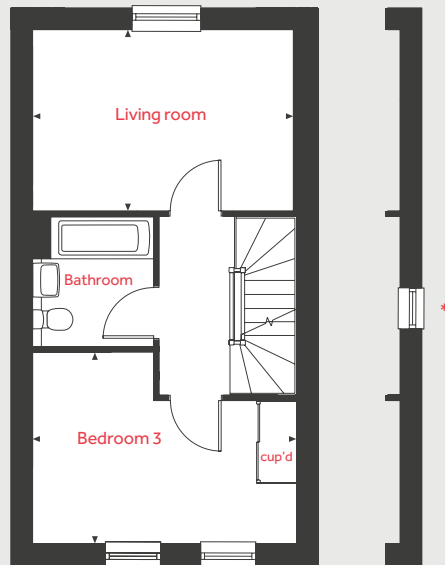


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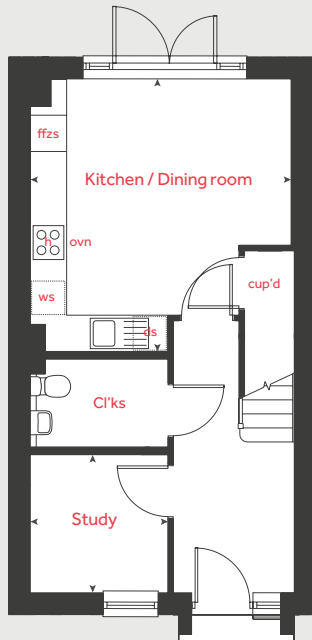
Second Floor



First Floor



Ground Floor



The Peregrine

3 bedroom home

Homes 3, 15, 16, 17, 22, 23, 24, 81, 82, 83, 84, 85, 86, 87, 92, 93, 94 & 138

Ground Floor

Kitchen / Dining room

4.30m x 4.50m 14'1" x 14'9"

Study

2.28m x 2.27m 7'6" x 7'5"

First Floor

Living room

4.31m x 2.99m 14'2" x 9'10"

Bedroom 3

4.36m x 3.16m 14'4" x 10'4"

Second Floor

Bedroom 1

4.36m x 3.06m 14'4" x 10'0"

Bedroom 2

4.36m x 2.99m 14'4" x 9'10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

* Applies to plots that are end of terrace

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The Wagtail

4 bedroom home

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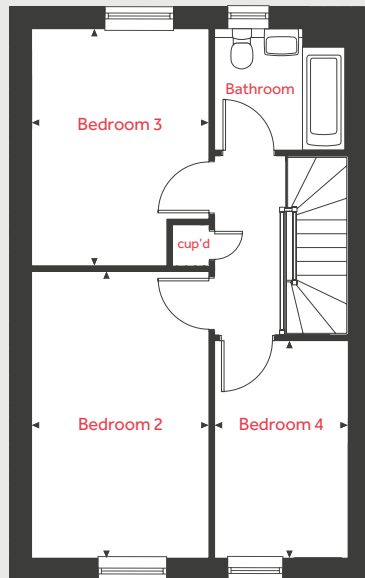
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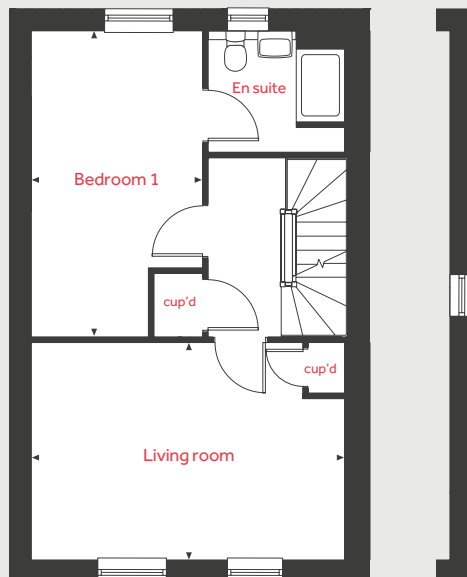


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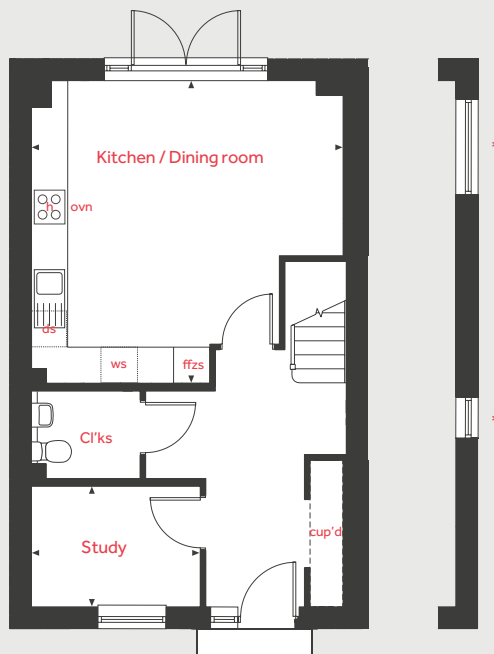
Second Floor



First Floor



Ground Floor



The Wagtail

4 bedroom home

Homes 18, 19, 20, 21, 77, 78, 79, 80, 88, 89, 90 & 91

Ground Floor

Kitchen / Dining room

5.11m x 4.98m 16'9" x 16'4"

Study

2.76m x 1.96m 9'1" x 6'5"

First Floor

Living room

5.11m x 3.55m 16'9" x 11'8"

Bedroom 1

5.01m x 2.78m 16'5" x 9'1"

Second Floor

Bedroom 2

4.68m x 2.88m 15'4" x 9'5"

Bedroom 3

3.87m x 2.88m 12'8" x 9'5"

Bedroom 4

3.54m x 2.17m 11'7" x 7'1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

* Applies to plots that are end of terrace - plots 21, 77 and 91 only.

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Plot Type F05L Block 2

2 bedroom apartment

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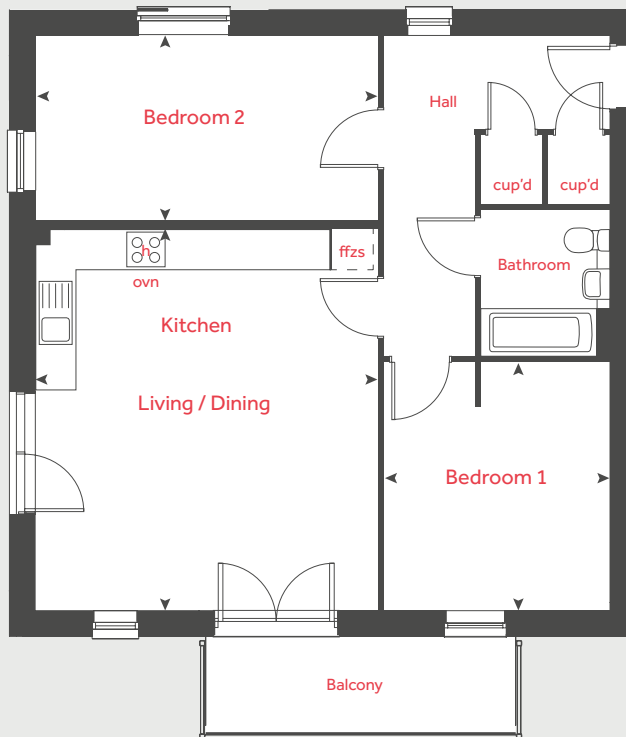
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Plot Type F05L

Block 2

2 bedroom apartment

Homes 45-60



Ground Floor

Kitchen / Living / Dining Area

5.02m x 5.60m 16'6" x 18'5"

Bedroom 1

3.32m x 3.65m 10'11" x 12'0"

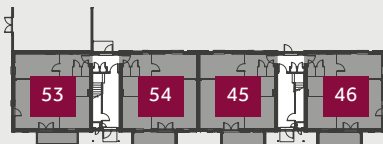
Bedroom 2

5.02m x 2.71m 16'6" x 8'11"

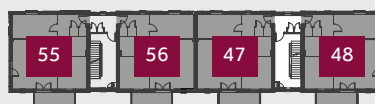
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

* Plots 46, 48, 50, 52, 54, 56, 58 and 60 are handed plots to floorplan shown here.

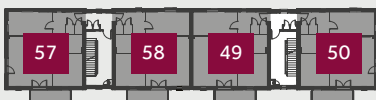
Ground Floor



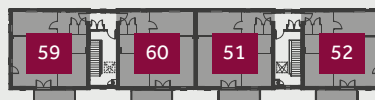
First Floor



Second Floor



Third Floor



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Plot Type F03L Block 3

2 bedroom apartment

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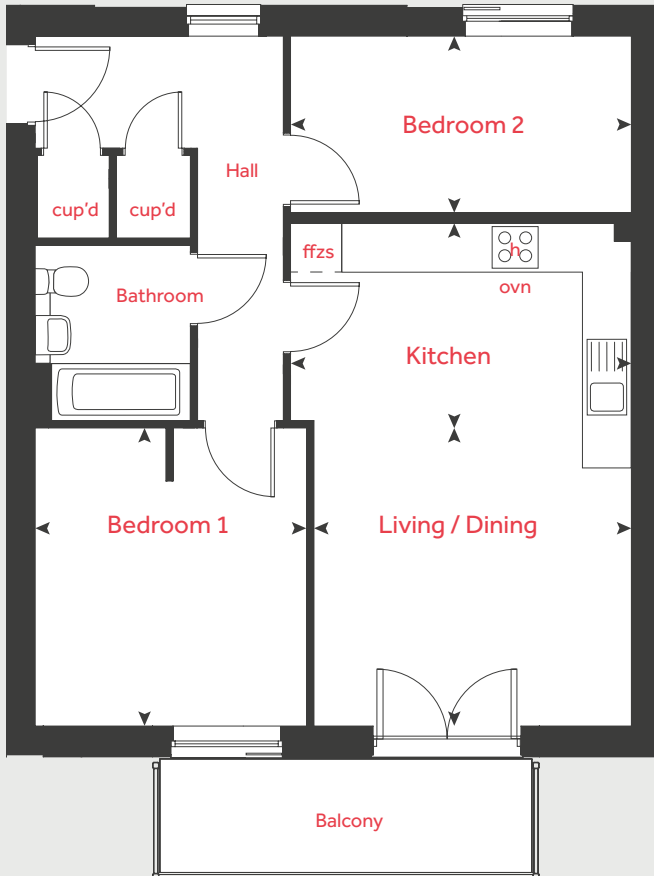
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Plot Type F03L

Block 3

2 bedroom apartment

Homes 61, 64, 65, 68, 69, 72, 73 & 76



Living / Dining Area

3.88m x 3.15m 12'9" x 10'4"

Kitchen

4.17m x 3.00m 13'8" x 9'10"

Bedroom 1

3.32m x 3.65m 10'11" x 12'0"

Bedroom 2

4.17m x 2.16m 13'8" x 7'1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

* Plots 61, 65, 69 and 73 are handed plots to floorplan shown here.

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04.25

Ground Floor



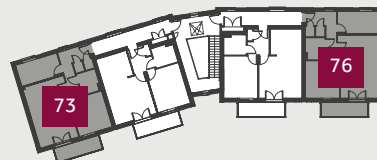
First Floor



Second Floor



Third Floor



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Plot Type F01Lv2 Block 3

1 bedroom apartment

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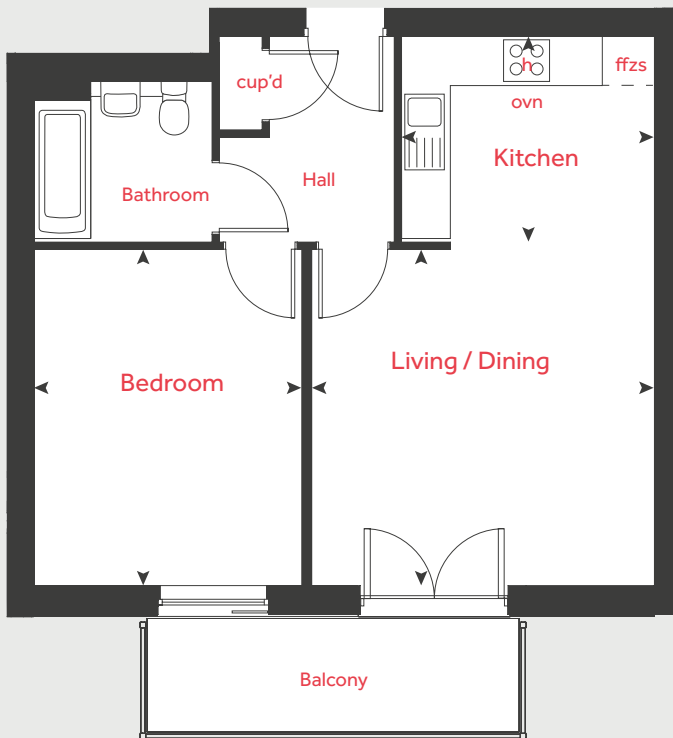
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Plot Type F01Lv2

Block 3

1 bedroom apartment

Homes 62, 63, 66, 67, 70, 71, 74
& 75



Kitchen

3.10m x 2.52m 10'2" x 8'3"

Living / Dining Area

4.19m x 4.11m 13'9" x 13'6"

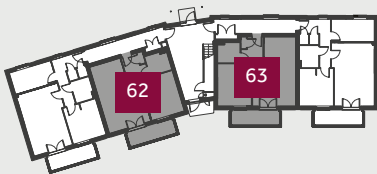
Bedroom

3.28m x 4.11m 10'9" x 13'6"

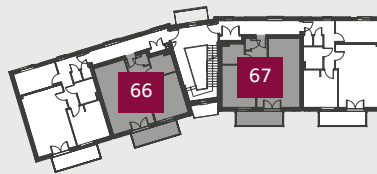
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

* Plots 62, 66, 70 and 74 are handed plots to floorplan shown here.

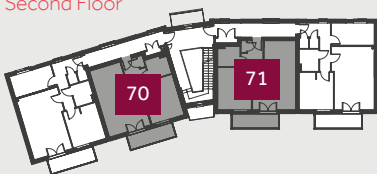
Ground Floor



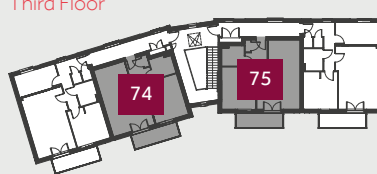
First Floor



Second Floor



Third Floor



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